

Recreational Vehicle Ordinance Information Handout

The *Bloomington Recreational Vehicle Ordinance* regulates the size, number and location of recreational vehicles.

Recreational vehicles (RVs) cannot:

- Block any public right-of-way or sidewalk.
- Be stored or operated without current license registration.
- Violate parking or storage restrictions on public streets.
- Create a safety hazard.
- Be used as living quarters or for business purposes.

All aspects of the *RV Ordinance* will be enforced in the City.

Recreational vehicle definitions

Self-propelled vehicle or vehicle pushed, towed or carried by a self-propelled vehicle – designed as temporary living quarters when recreating or on vacation. Vehicle contains at least four of the following, two of which must be A, B or C:

- A) Liquid propane gas for cooking;
- B) Potable water including sink and faucet;
- C) Separate 110-125 volt electrical power;
- D) Heating or air conditioning;
- E) Electric or propane refrigerator; or
- F) Toilet self-contained or connected to a plumbing system;

Mobile homes and house trailers not included.

Non-motorized trailer: Transports RVs such as boats and snowmobiles.

Van or truck with a slide-in camper: Weighs 7,000 pounds or less and is not used day-to-day.

Snowmobile, all-terrain vehicle, watercraft, etc.: Vehicles on a utility trailer are considered one RV.

Personal RV: Passenger auto with antique or collector license plates, specialized off-road and racing vehicle not used for day-to-day transportation. A vehicle on a utility trailer is considered one RV.

Size restrictions

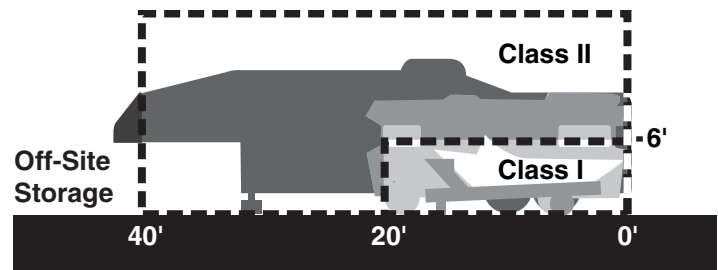
The ordinance divides RVs into two different categories. Regulations for small RVs are less restrictive than those for large ones. The height of a RV is measured from the parking surface to the highest point on the RV.

- **Class I:** The small RV less than 20 feet long and less than six feet high. Extensions under four square feet as viewed from the side, but not more than 10 feet high, are permitted.

- **Class II:** The large RV 20 feet or longer, or six feet or higher. Class II includes all personal RVs.

Off-site storage

In single-family residential zones (R-1, R-1A, and RS-1), which include 99 percent of the single-family homes in Bloomington, there is a maximum RV length of 40 feet.

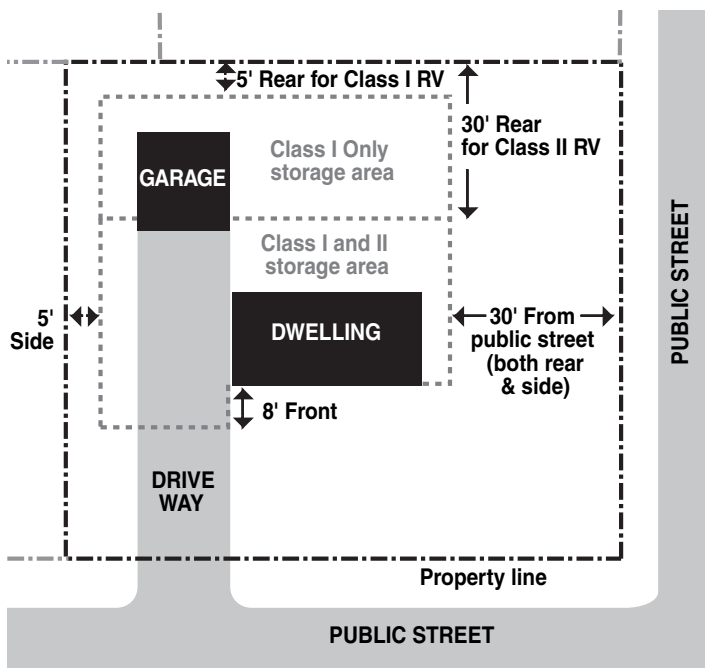


Larger vehicles may be parked in other zoning districts where RV parking and storage has been approved by the City Council.

Number allowed on residential lot

- No limit on Class I RVs stored inside a building.
- No limit on Class II personal RVs stored inside a building.
- A total limit of one:
 - a) Class II personal RV outside a building, and
 - b) Any other Class II RV, whether in or out of a building.
- Outside of a building, you may have either:
 - a) One Class II RV, OR
 - b) Two Class I RVs, OR
 - c) One Class I RV and one Class II RV.

Note: Certain vehicles known as "Type II Vehicles" (defined in *Section 19.45 of the Bloomington City Code*) are counted as Class II (non-personal) RVs for the purposes of these limits.



Storage or parking location

Class I RVs – the small RV

- **In front yards:** Only in driveways, provided that the RV does not extend more than eight feet in front of your house.
- **In side and rear yards:** When the side or rear yard is not adjacent to a public street, the RV may be parked or stored five feet from the lot line. When the side or rear yard is adjacent to a public street, the minimum setback is 30 feet.

Note: The property line is not the same as the curb. On most residential streets, the property line is about 12 feet behind the curb.

Class II RVs – the large RV

- **In front yards:** Same as Class I vehicles.
- **In side and rear yards:** The minimum rear yard setback is 30 feet.

Corner lots

Corner lots, as well as lots with streets on both the front and rear property lines, are special situations and are treated similar to front yards. The setback for both Class I and Class II vehicles in these yards is a **minimum** of thirty feet. Screening from the public street is required.

Since visibility at intersections is a special concern, no RV or its screening will be allowed which reduces traffic safety.

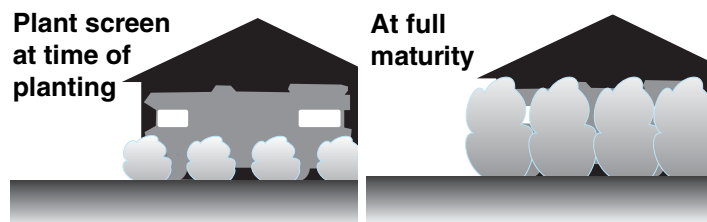
Parking surface

All RVs must be parked or stored on hard surfaced driveways, or on a surface free from weeds or other vegetative growth. This generally means crushed rock with a weed barrier fabric. When the parking area is separate from the driveway, the approach between the driveway and the parking area does not need to be paved.

When a surface other than blacktop or concrete is used, all loose material must remain within the parking area, and not be deposited on adjacent lots, sidewalks or public rights-of-way.

Screening

RVs have to be screened from the neighbors and public streets. A fence or live plantings must be provided when the RV is visible from adjacent and abutting properties. Except where screening would limit legal access to a street, screening must be provided between RVs and public streets.



If a fence is used, it must screen the maximum amount of the vehicle possible while meeting other requirements of the *Bloomington City Code*, such as the six foot maximum height for a fence.

If live plantings are used, they must screen a minimum of fifty percent of the length and fifty percent of the height of the RV at the time of planting. Plants must screen the entire length and height of the vehicle at full maturity.

To waive screening requirements

Screening requirements may be waived by the City with the written consent of the owner(s) of the property adjacent to the location of the recreational vehicle. When a waiver is requested along public streets, City staff shall determine if screening is required.

Common questions

Do I need my neighbor's consent to park a RV on my lot?

If the RV is parked or stored in compliance with the ordinance, the consent of your neighbors is not necessary.

Why can't I park my RV where I want to?

Fire, police and emergency personnel need access to all sides of buildings. In addition, a RV's storage location may be an annoyance to your neighbor.

What if I can't park to meet requirements?

If a recreational vehicle owner cannot park or store the vehicle in compliance with the regulations, the Ordinance establishes a procedure for securing special approval, called a *Temporary Conditional Use Permit*. The Ordinance provides procedures for requesting such permits. As an alternative, RVs can be stored on commercial properties which rent spaces for RV storage.

What is involved in applying for an administrative conditional use permit?

Administrative conditional use permits are for the simplest, most non-controversial situations. Hearings are held by a Hearing Examiner (usually a member of the City staff), who may grant final approval without review by the City Council.

To apply for an administrative conditional use permit, the property owner must submit:

- **Written consent** from property owners which:
 - (1) Abut the proposed recreational vehicle storage location, or
 - (2) Are within 100 feet of the proposed storage location.The City staff will identify the property owners which must approve the application.
- **A lot survey or plan** identifying the location of the recreational vehicle and all other buildings, driveways and parking areas on the property.
- **An application form and \$110 fee.**
- **A letter** which describes the RV(s), the storage location, the proposed screening and the impact on neighboring properties.

The City will notify all property owners within 200 feet of the proposed hearing.

The hearings are generally held during the day. If the Hearing Examiner finds that the neighboring properties and the public are not adversely affected, a *Temporary Conditional Use Permit* may be approved for a period of up to three years. The Hearing Examiner may attach conditions requiring additional screening or other actions mitigating the impact of the RV.

What if I can't get all my neighbors to consent?

You still may apply for a *Temporary Conditional Use Permit*. The only difference is that the hearing would be held by the Planning Commission instead of a Hearing Examiner. The application fee and submission requirements are identical.

What are some situations where *Temporary Conditional Use Permits* would be needed?

- Exceeding the number of RVs allowed. See page 1.
- Storing an RV in a driveway more than eight feet in front of the house.
- Storing a Class II RV closer than 30 feet to a rear lot line or closer than five feet to a side lot line.

Note: There is no conditional use permit for a RV over 40 feet long.